

**ORDINANCE NO. 000127-50**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE AS FOLLOWS:**

**TWO TRACTS OF LAND OUT OF THE WEDGEWOOD COMMERCIAL SECTION ONE SUBDIVISION, FROM DEVELOPMENT RESERVE (DR) DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT FOR TRACT ONE AND COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT FOR TRACT TWO, LOCALLY KNOWN AS 6911 U. S. HIGHWAY 290 WEST, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district on the property described in File C14-99-2013, as follows:

Tract 1: From Development Reserve (DR) district to Neighborhood Commercial-Conditional Overlay (LR-CO) combining district.

Lot 19-A, Wedgewood Commercial Section One Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 59, Page 63, of the Plat Records of Travis County, Texas.

Tract 2: From Development Reserve (DR) district to Community Commercial-Conditional Overlay (GR-CO) combining district.

A 2000 square foot tract of land out of a portion of Lot 19-A, Wedgewood Commercial Section One Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 6911 U. S. Highway 290 West, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. Notwithstanding any other provision of the City Code applicable to the Property on the effective date of this ordinance or at the time an application for approval of a site plan or building permit is submitted, no site plan for development of the Property, or any portion of the Property, may be approved or released, and no building permit for construction of a building on the Property, may be issued if the completed development or uses authorized by the proposed site plan or building permit, considered cumulatively with all existing or previously authorized development and uses of the Property, generates traffic exceeding the total traffic generation of 2,000 trips per day.

2. There shall be no vehicular access from the Property to Hill Oaks Drive. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

3. The following uses of the property identified as Tract 2 are prohibited:

Automotive Rentals	Automotive Repair Services
Automotive Sales	Business or Trade School
Business Support Services	Commercial Off-Street Parking
Communications Services	Exterminating Services
Funeral Services	General Retail Sales (General)
Hotel-Motel	Indoor Entertainment
Indoor Sports and Recreation	Medical Offices
	(exceeding 5,000 s.f. gross floor area)
Outdoor Entertainment	Outdoor Sports and Recreation
Pawn Shops	Personal Improvement Services
Research Services	Restaurant (Drive-In, Fast Food)
Restaurant (General)	Theater
Community Recreation (Private)	Community Recreation (Public)
Congregate Living	Hospital Services (General)
Hospital Services (Limited)	

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

**PART 3.** The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

**PART 4.** This ordinance takes effect on February 7, 2000.

**PASSED AND APPROVED**

January 27, 2000

§  
§  
§

Kirk Watson

Kirk Watson  
Mayor

APPROVED:

Andrew Martin

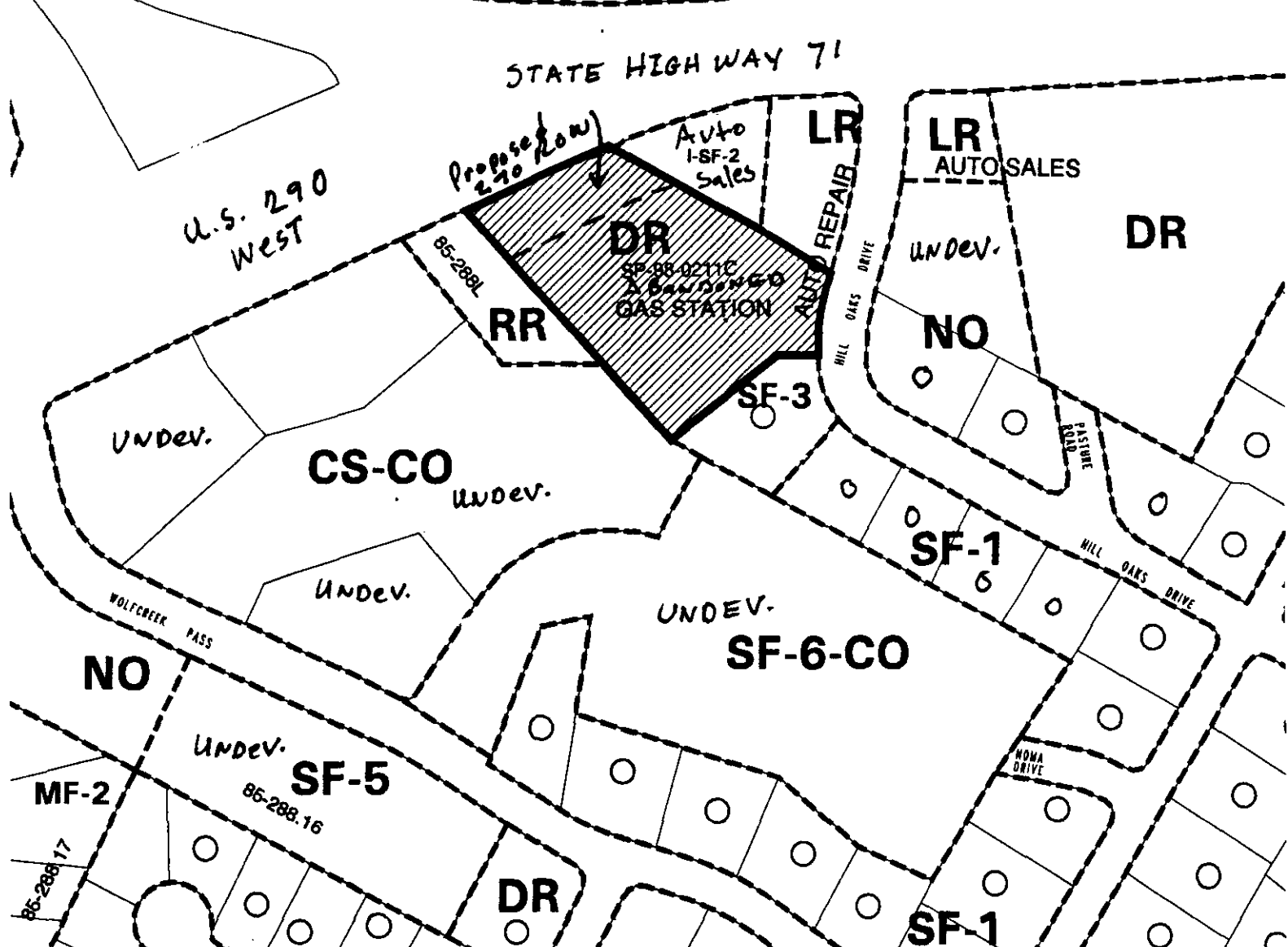
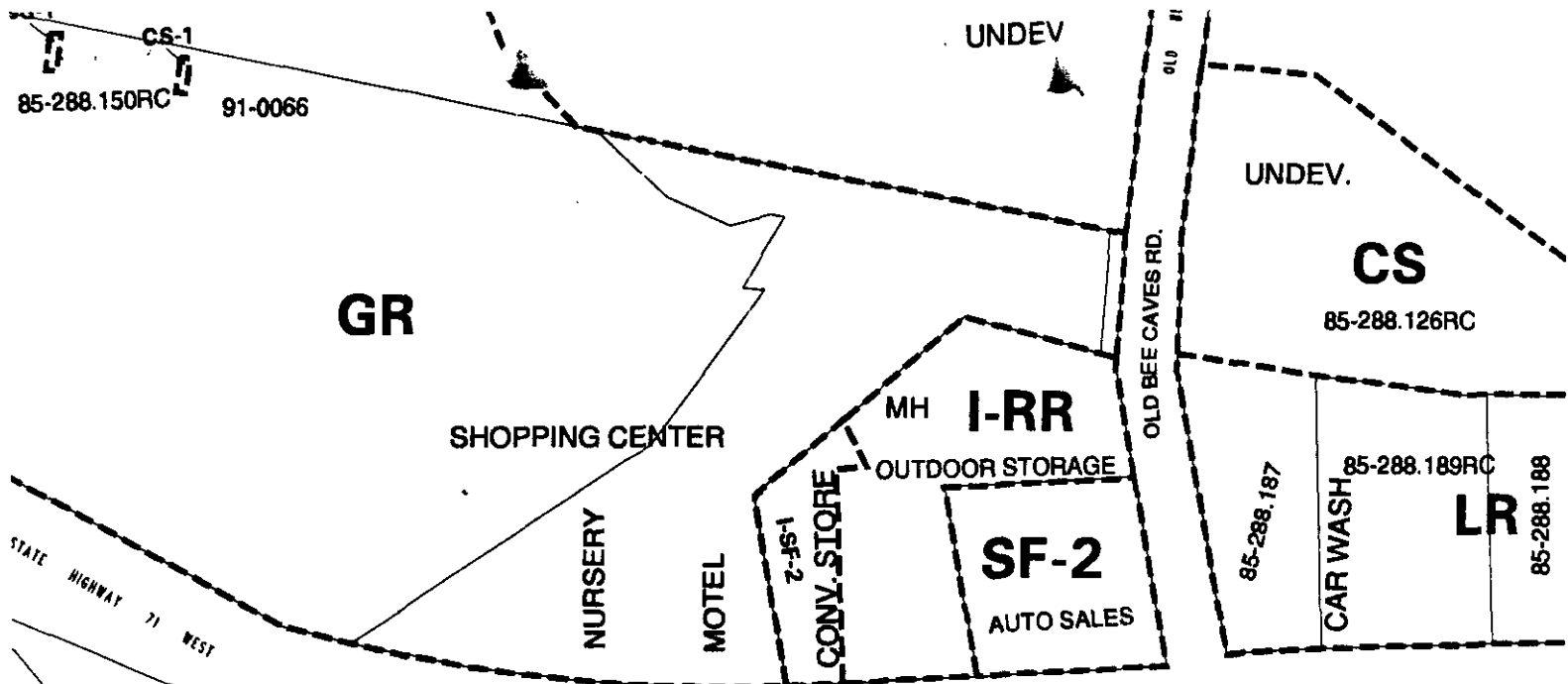
Andrew Martin  
City Attorney

ATTEST:

Shirley A. Brown

Shirley A. Brown  
City Clerk

CS-1  
85-288.150RC 91-0066



 1" = 200'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: JARRIAGA	  	<b>ZONING EXHIBIT B</b>  <b>CASE #: C14-99-2013</b> ADDRESS: 6911 U.S. HWY 290 WEST SUBJECT AREA (acres): 1.730	DATE: 99-08  INTLS: TRC	CITY GRID REFERENCE NUMBER C19
	000127-50				
	01 25				
	01 25				

ALL THAT CERTAIN PARCEL OR TRACT OF LAND  
OUT OF THE JESSE WILLIAMS SURVEY NO. 62,  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING  
A PORTION OF LOT 19-A, WEDGEWOOD  
COMMERCIAL, SECTION ONE, A SUBDIVISION AS  
RECORDED IN BOOK 59, PAGE 63 OF THE PLAT  
RECORDS OF TRAVIS COUNTY, TEXAS; AND  
BEING MORE PARTICULARLY DESCRIBED BY  
METES AND BOUNDS AS FOLLOWS:

COMMENCING for POINT OF REFERENCE at a 1" iron  
pipe found on the existing south right-of-way line of U.S.  
Highway 290 at the most northerly corner of the above  
described Lot 19-A; Thence, with the northeast line of  
said Lot 19-A,  $S59^{\circ}32'52''E$  a distance of 151.91 feet to a  
point; Thence  $S30^{\circ}27'08''W$  a distance of 26.03 feet to a  
point for the northeast corner and POINT OF BEGINNING  
of the herein described tract;

THENCE  $S25^{\circ}58'12''E$  a distance of 50.00 feet to a point for the southeast corner  
of this tract;

THENCE  $S64^{\circ}01'48''W$  a distance of 40.00 feet to a point for the southwest  
corner of this tract;

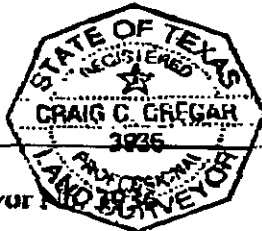
THENCE  $N25^{\circ}58'12''W$  a distance of 50.00 feet to a point for the northwest  
corner of this tract;

THENCE  $N64^{\circ}01'48''E$  a distance of 40.00 feet to the POINT OF

BEGINNING, and containing 2,000 square feet of land, more or less.

I HEREBY CERTIFY that these notes were prepared by Terra Firma from a survey made  
on the ground on January 29, 1998 under my supervision and are true and correct to the  
best of my knowledge.

  
Craig C. Gregar  
Registered Professional Land Surveyor



12/13/99  
Date

Client: Garrett/Associates Engineering, Inc.  
Date: December 12, 1999  
WO No.: 0012-33-03  
FB: 262 & 266  
File: AUS8100123602.CRD

EXHIBIT A

000127-50

# Austin American-Statesman

PO#: 00012750  
Ad ID#: 22K101900  
Acct#: 5124992499  
Account Name: CITY CLERKS OFFICE

CITY CLERKS OFFICE  
PO BOX 1088  
AUSTIN, TX 78767

## AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS  
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis  
State of Texas, on this day personally appeared:

Debi J. DeLk

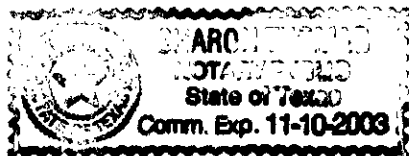
Classified Advertising Agent of the Austin American-Statesman, a daily newspaper  
published in said County and State that is generally circulated in Travis, Hays, Burnet  
and Williamson Counties, who being duly sworn by me, states that the attached  
advertisement was published in said newspaper on the following dates, to wit:

First Published:	2/4/00	Last Published:	2/4/00
Times Published:	1	Classification:	9980
Lines:	20	Cost:	\$59.20

and that the attached is a true copy of said advertisement.

Debi J. DeLk

SWORN AND SUBSCRIBED TO BEFORE ME, this the 4th day of Feb 2000



Sharon Thomas  
Notary Public in and for  
TRAVIS COUNTY, TEXAS

305 South Congress Ave., P.O. Box 670, Austin, Texas 78767-0670 512-445-3541

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